

GOVDOC

BRA

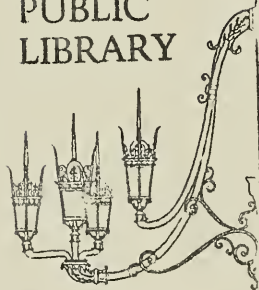
3258

BOSTON PUBLIC LIBRARY



3 9999 06583 427 5

BOSTON  
PUBLIC  
LIBRARY





Digitized by the Internet Archive  
in 2010 with funding from  
Boston Public Library

<http://www.archive.org/details/applicationforgr01bost>



GOV DOC

BRA

3258

BOSTON REDEVELOPMENT AUTHORITY  
BOSTON, MASSACHUSETTS

*Marshall Hall - 7* *rec'd 6-23-69*  
APPLICATION FOR GRANT FOR *XG-60000*  
HISTORIC PRESERVATION PURPOSES

GEORGE FRANCIS PARKMAN HOUSE  
Binder No. 2 June 19, 1969

C69  
B65R  
G

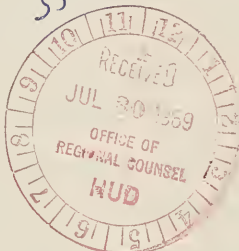






BOSTON PUBLIC LIBRARY

59  
5545



July 24, 1969

William J. Davis  
Assistant Regional Administrator  
Metropolitan Development  
Department of Housing and Urban Development  
26 Federal Plaza  
New York, New York 10007

Dear Mr. Davis:

Subject: Historic Preservation Program  
Project No. Mass. HPR-7

We are enclosing a copy of the Resolution and Certificate of the Recording Officer which you requested in your letter of July 2.

We have been informed by Dr. Richard Hale, Acting Director of the State Historical Commission, that he has sent you a letter concerning action of his Commission with respect to the Parkman House.

We trust these will meet with your approval.

Very sincerely yours,

*James Drought*  
James Drought  
Administrator for  
Staff Services

ec  
enclosures





RESOLUTION OF APPLICANT AUTHORIZING FILING OF  
APPLICATION FOR HISTORIC PRESERVATION GRANT

WHEREAS Section 709 of Title VII of the Housing Act of 1961, as amended, provides for the making of grants of Federal funds by the Secretary of Housing and Urban Development to States and local public bodies to assist in financing the acquisition of title to or other permanent interests in areas, sites, and structures of historic or architectural value in urban areas, and in their restoration and improvement for public use and benefit, in accord with the comprehensively planned development of the locality; and

WHEREAS the Boston Redevelopment Authority (herein sometimes referred to as "Applicant"), deems it necessary and in the public interest to undertake an historic preservation project (hereinafter called the "Project") with Federal grant assistance to improve and restore certain property for historic preservation located in the City of Boston, Suffolk County, Massachusetts, described as the George Francis Parkman House; and

WHEREAS title to or other permanent interests in said property have been previously acquired by the Applicant; and

WHEREAS it is estimated that the cost of said improvement and restoration will be \$208,000;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF THE BOSTON REDEVELOPMENT AUTHORITY

1. That an application be made to the Department of Housing and Urban Development for a grant in an amount authorized by Section 709 of Title VII of the Housing Act of 1961, as amended, which amount is presently estimated to be \$100,000, and that the Applicant will pay the balance of the cost from funds available to it.

2. That the Director of the Boston Redevelopment Authority is hereby on behalf of the Applicant authorized and directed to execute and to file such application, and an assurance of compliance with



the Department of Housing and Urban Development regulations under Title VI of the Civil Rights Act of 1964, to execute such contract or contracts as may be necessary for the grant applied for, to provide such information and furnish such documents as may be required by the Department of Housing and Urban Development, and to act as the authorized correspondent and representative of the Applicant in the accomplishment of the Project.

3. That the proposed Project is in accord with the comprehensively planned development of the locality, and that, should said grant be made, the Applicant will retain, maintain and preserve said property for public use and benefit and for the historic preservation purposes designated in said application and approved by the Department of Housing and Urban Development.

4. That the United States of America and the Secretary of Housing and Urban Development be, and they hereby are, assured of full compliance by the Applicant with regulations of the Department of Housing and Urban Development effectuating Title VI of the Civil Rights Act of 1964 and with Federal requirements relating to equal employment opportunity.

5. That the United States of America and the Secretary of Housing and Urban Development be, and they hereby are, assured of full compliance by the Applicant with the Federal labor standards imposed under Title VII of the Housing Act of 1961, as amended.



~~Legal  
Brown  
Cm.~~

ROUTE TO:

Asst Regl Adm, MD

Deputy ARA, MD

~~Program Field Serv~~

~~Processing~~

~~Training~~

~~Jack  
7/2/69~~

~~57~~

File

8/7/69

THE ATTACHED

RESOLUTION  
MASS-HPR-7 IS  
SATISFACTORY AS TO  
FORM ~~JA~~  
Legal





CERTIFICATE OF VOTE

The undersigned hereby certifies as follows:

(1) That he is the duly qualified and Acting Secretary of the Boston Redevelopment Authority, hereinafter called the Authority, and the keeper of the records, including the journal of proceedings of the Authority.

(2) That the following is a true and correct copy of a vote as finally adopted at a meeting of the Authority held on July 10, 1969 and duly recorded in this office:

Copies of a memorandum dated July 10, 1969 were distributed re

Application for Grant - Restoration of George Francis Parkman House, attached to which were copies of a Resolution.

A Resolution entitled "Resolution of the Boston Redevelopment Authority authorizing filing of an Application for Historic Preservation Grant" was introduced, read and considered.

On motion duly made and seconded, it was unanimously

VOTED: to adopt the Resolution as read and considered.

(3) That said meeting was duly convened and held in all respects in accordance with law, and to the extent required by law, due and proper notice of such meeting was given; that a legal quorum was present throughout the meeting, and a legally sufficient number of members of the Authority voted in a proper manner and all other requirements and proceedings under law incident to the proper adoption or the passage of said vote have been duly fulfilled, carried out and otherwise observed.

(4) That the Resolution to which this certificate is attached is in substantially the form as that presented to said meeting.

(5) That if an impression of the seal has been affixed below, it constitutes the official seal of the Boston Redevelopment Authority and this certificate is hereby executed under such official seal.

(6) That Hale Champion is the Director of this Authority.

(7) That the undersigned is duly authorized to execute this certificate.

IN WITNESS WHEREOF the undersigned has hereunto set his hand this

11th day of July 1969.

BOSTON REDEVELOPMENT AUTHORITY

By

Klaus J. J. J.  
Secretary

# THE HISTORY OF THE

REIGN OF

CHARLES THE FIRST

BY

JOHN BURNET

OF THE UNIVERSITY OF OXFORD

IN TWO VOLUMES

THE FIRST

FROM 1625 TO 1642

BY

JOHN BURNET

OF THE UNIVERSITY OF OXFORD

IN TWO VOLUMES

THE SECOND

FROM 1642 TO 1649

BY

JOHN BURNET

OF THE UNIVERSITY OF OXFORD

IN TWO VOLUMES

THE THIRD

FROM 1649 TO 1660

BY

JOHN BURNET



*The Commonwealth of Massachusetts*

*Office of the Secretary*

*State House, Boston 02133*

*John F. X. Davoren*

*Secretary of the Commonwealth*

*Wm. Davis*

June 27, 1969

*Parkman House*  
*Mashpee*  
*Avant House*  
*file*

Mr. Arthur Davis  
Department of Housing and Urban Development  
26 Federal Plaza  
New York, N.Y. 10007

*Mass HPR*

Dear Mr. Davis:

The National Register Review Committee of the Massachusetts Historical Commission met on June 24, and considered the cases of two applications for grants from the Department of Housing and Urban Development, those of the "Parkman House," No. 33 Beacon Street, Boston and of the Avant House in Mashpee.

After careful discussion of the Review Committee came to these conclusions:

1. That the group of three adjacent houses, Numbers 25, 33, and 34, Beacon Street, were worthy of inclusion in the National Register as a unit; and

2. That while the Avant House had undoubted historical value, whether that value was of National Register quality could not be determined until a comparative survey of similar houses should be made.

It was therefore agreed that the Cape Cod Survey, to begin July 1, should give top priority to such a comparative survey.

Yours sincerely,

*Richard W. Hale*

Richard W. Hale, Acting Chairman  
Massachusetts Historical Commission

RWH/s



## LIST OF SUBMITTALS

1. Letter to Assistant Regional Administrator for Metropolitan Development.
2. Application for Grant for Historic Preservation Purposes (HUD 6781) - General Information Supporting Application.
3. Historic Preservation Site Information (HUD 6781 - A).  
Addenda to Site Information (HUD 6781 - A).
4. Photographic Brochure (in Binder No. 1 only) and maps.
5. History of the Parkman House.
6. Massachusetts Historical Commission standards for certification.
7. Preliminary space and use program.
8. Cost estimates.
9. Floor plans.
10. Opinion of Counsel.
11. Certificate of Vote.





JUN 25 1968

Mr. William J. Davis  
Assistant Regional Administrator  
for Metropolitan Development  
Department of Housing and Urban Development  
26 Federal Plaza  
New York, New York 10007

Dear Mr. Davis:

Submitted herewith is an Application for a Grant for Historic Preservation Purposes. Also enclosed are consultant studies prepared for the project and required supporting documentation.

The Boston Redevelopment Authority is requesting a grant of \$100,000 to be used for the rehabilitation and preservation of the distinguished rooms and interior architectural features of the George Francis Parkman House. This grant will be matched by a local contribution of approximately \$98,000, \$10,000 of which will be provided from the City of Boston and the balance from private sources.

The Parkman House is located at 33 Beacon Street and is prominently situated within the Beacon Hill Historic District. Built in 1824, the building remains one of the very notable examples of early Greek Revival town house architecture in Boston and is particularly significant for its retention of a considerable amount of original interior features of the highest quality.

The Parkman House was part of a large family bequest made to the City of Boston in 1908, and until completion of New City Hall in 1968, provided office space for the administrative staff of Boston's Parks and Recreation Department. After the vacancy of the house by the Parks Department, a study was undertaken to develop a reuse program for the building and to estimate the costs of rehabilitation and restoration. This



Mr. William J. Davis

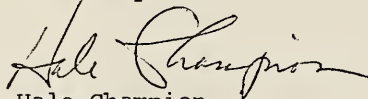
-2-

study indicated that the building could be rehabilitated to function as a public museum and as a facility for formal receptions and conferences, for the accomodation of special guests of the City and Commonwealth. It was also determined that these new activities would be most successfully developed after the completion of a comprehensive program of interior rehabilitation and restoration.

Approval of this request for a Grant for Historic Preservation will insure the preservation of the original interiors of the Parkman House and will enable the City to use the building in its original form for functions relevant and complementary to those for which it was designed. This project will provide a model for renovation of related structures throughout the city and will demonstrate the adaptation of older residential buildings for contemporary uses need not result in the destruction of notable interior architectural features.

We will appreciate your consideration of this important project and look forward to further word from your office.

Sincerely,

A handwritten signature in dark ink, appearing to read "Hale Champion". The signature is fluid and cursive, with the first name "Hale" and last name "Champion" clearly distinguishable.

Hale Champion  
Director

HC/JD/ec



U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT  
OPEN-SPACE LAND PROGRAM

APPLICATION FOR GRANT FOR HISTORIC PRESERVATION  
PURPOSES

(Title VII, Housing Act of 1961, As Amended)

HUD USE ONLY

PROJECT NUMBER:

*Mass-4PR-7*

DATE RECEIVED:

*6-23-69*

C.D.:

*9*

SMSA:

*Boston*

INSTRUCTIONS: Prepare original and 2 conformed copies for HUD. Place original in Binder No. 1, copy in Binder No. 2 and 3. Complete one form HUD-6781 for each application. Complete one form HUD-6781A, Site Information, for each site in the application.

Population of applicant's jurisdiction *(1965) 616,300*

Median family income of applicant's jurisdiction *\$5,747*

A. IDENTIFICATION OF APPLICANT AND CONTACT PERSON

LEGAL NAME OF APPLICANT:

Boston Redevelopment Authority

MAILING ADDRESS  
(Include Zip Code):

City Hall  
1 City Hall Square  
Boston, Massachusetts 02201

PERSON TO WHOM INQUIRIES ABOUT APPLICATION SHOULD BE DIRECTED:

NAME: Hale Champion

TITLE: Director

ADDRESS (Include Zip Code):

City Hall  
1 City Hall Square  
Boston, Massachusetts 02201

TELEPHONE NO.: 722-4300

AREA CODE 617

B. PROPOSED ACTIVITIES (Check appropriate box)

☐ ACQUISITION ONLY

☐ ACQUISITION AND PRESERVATION

☒ PRESERVATION ONLY

C. SUBMISSION

☒ Initial application

☐ Revision of prior application (Project No. \_\_\_\_\_), for purpose of: \_\_\_\_\_

D. Total Acres to be Acquired	G. COMPUTATION OF PROJECT GRANT	TOTAL COSTS	REQUESTED GRANT	HUD USE ONLY
None				
E. No. of Non-contiguous Sites	Acquisition	0	0	
None	Relocation of Structure	0	0	
F. Location (List each town or city, township, county, where land is located.)	Restoration and/or Improvements	\$207,932	\$100,000	
	Relocation Services	0	0	
Boston, Suffolk County	TOTAL PROJECT COST	\$207,932	-	
Massachusetts	Relocation Payments (100% Grant)	0	0	
	TOTAL GRANT	-	\$100,000	





### C. Financial Information:

#### 1. Source and Amount of Non-Federal Share (Indicate source and amount of Federal dollar share if applicable)

a. Applicant Boston Redevelopment Authority

- 1. General appropriations: \$
- 2. Special tax levies: \$
- 3. Bonds: \$
- 4. Other: Specify Sources \$

b. Other public: \$  
specify source(s)

\$10,000

City of Boston - Public Buildings Department

c. Private: \$

\$97,932

If application contains more than 1 site, and funds from b or c above relate solely to particular site(s), indicate which \_\_\_\_\_

#### 2. Annual expenditures for historic preservation activities by applicant:

BUDGET	LAST YEAR	CURRENT YEAR	NEXT YEAR (est.)
a. Capital Outlay	\$ 0	\$ 0	\$ 0
b. Maintenance and operating expenses	\$ 0	\$ 0	\$ 0
			Private Funds \$97,932

3. Is the non-Federal share currently available? Yes \_\_\_\_\_ No X . If no, explain what assurances there are that funds will be available when needed.

It is anticipated that arrangements will soon be completed with private sources for provision of funds to match the proposed non-Federal share of the project.

4. Is any special type of installment payment purchase or similar financial arrangement contemplated for acquisition of any site? Yes \_\_\_\_\_ No X . If yes, explain:

### H. APPLICATION

The Applicant hereby applies to the United States of America for the financial assistance indicated above, under the provisions of Title VII of the Housing Act of 1961, as amended, to aid in financing the project described in this application.

### I. SUPPORTING DOCUMENTATION

The documentation submitted in support of this application shall be considered part of this application.

### J. EXECUTION

IN WITNESS WHEREOF, the Applicant has caused this application to be executed on June 10, 1962.

Boston Redevelopment Authority  
Legal Name of Applicant

By

Director



GENERAL INFORMATION SUPPLEMENTARY APPLICATION

RELEVANT DOCUMENTATION

1. The George W. Hill Lockman House is located within the Beacon Hill Historic District. This district was created by a special act of the General Court of the Commonwealth of Massachusetts and is subject to architectural controls and design review procedures that are implemented by the Beacon Hill Architectural Commission.

The Boston Redevelopment Authority is the agency responsible for planning in this area.

The preservation and enhancement of structures in the Beacon Hill Historic District is consistent with the objectives of the Master Plan for the City of Boston and is one of the primary goals of the Beacon Hill Architectural Commission.

2. This application has been reviewed by the Boston Redevelopment Authority, which is the planning agency for the City. The Boston Redevelopment Authority finds that the development considerations in the comprehensive planning program are compatible with the project.



## U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

## HISTORIC PRESERVATION SITE INFORMATION

HUD USE ONLY

Mass - APR - 7  
(Project Number)

INSTRUCTIONS: Complete one form HUD-6781A for each property in the application. Attach completed form(s) HUD-6781A to form HUD-6781, Application for Grant for Historic Preservation Purposes.

A. Site No. \_\_\_\_\_ Property known as: George Francis Parkman House

B. COMPUTATION OF SITE GRANT	TOTAL COSTS	REQUESTED GRANT	HUD USE ONLY	C. Location: (town or city, county) Include street address where appropriate
Acquisition	0	0		33 Beacon Street Boston, Suffolk County Massachusetts
Relocation of Structure	0	0		
Restoration and/or Improvements	\$207,932	\$100,000		
Relocation Services	0	0		
TOTAL PROJECT COST	\$207,932	---		D. Type of Interest to be Acquired (If applicable) Fee Simple <input type="checkbox"/>
Relocation Payments (100% Grant)	0	0		Less Than Fee Simple <input type="checkbox"/>
TOTAL GRANT	---	\$100,000		(Specify type) - ownership to remain with the <u>City of Boston</u>

## E. Proposal Description:

## 1. Briefly describe historic or architectural significance of the property:

The George Francis Parkman House is of considerable architectural importance to the City of Boston. The building is an excellent example of early Greek Revival town house architecture of the 1820's and has survived in good condition with many original and elegantly detailed interior features remaining intact.

The building is prominently sited across from the Boston Common and forms, with a block of related houses, one of the most distinguished street facades in the City.

## 2. If State or local historic preservation plan exists, what is priority assigned to this proposal (if any) under the plan?

The Plan is in the process of formulation by the Massachusetts Historical Commission. Dr. Richard Hale, the Acting Director of the Commission, is briefed on this project and has assigned it very high priority.





3. Is property listed on the National Register? No If no, give specific references and authority used to determine historic or architectural value. If determination is based on criteria other than those established for the National Register, list or enclose copy of the criteria used.

The Parkman House, however, is a major building within the Beacon Hill Historic District which is a National Registered Landmark.

The Massachusetts Historical Commission has determined that the building is of significant architectural value to the City of Boston. The criteria used in this determination were modelled after those developed by the National Park Service and were adopted by the Commission in 1964. Copies of these criteria are attached.

4. If property to be acquired is now in public ownership, explain need for purchase:

Not to be acquired.

5. Is it intended to transfer the property by lease or contract to any individual, non-profit corporation or historical association? No If yes, give details.

In order to insure preservation of this architecturally notable property title will remain in the City.

6. Describe provisions for continued maintenance of property:

The City of Boston will continue to be responsible for the maintenance of the property.



7. Is there imminence of loss or damage to the property? *(include anticipated construction, use change, etc.)*  
Yes . If yes, explain:

Unless the property is appropriately restored and a suitable re-use program developed, serious alternation to the original interior architectural features may result.

8. Is acquisition and/or preservation of this site related to any other Federal program or has any other application for Federal assistance been submitted in connection with this site? No . If yes, explain and give details, including application numbers where appropriate:

9. Describe proposed use(s) of property: *(give proposed admission or entrance fee, if any)*

Proposed adaptive uses of the property will include:

accommodations for visiting dignitaries and special guests of the City of Boston and the Commonwealth of Massachusetts; special conference rooms for civic meetings, and related functions; rental facilities for formal receptions, conferences and meetings; exhibition and gallery space; museum house activities.

Nominal fees may be charged for tours of the restored portions of the property.



10. If structure relocation is proposed: No

a. Indicate nature of threat to structure which necessitates its being relocated;

---

b. Describe proposals for relocating structure, and costs involved;

---

c. If Federal assistance is requested for acquisition of new site, explain why structure cannot be relocated on existing publicly owned site;

---



11. If restoration and/or improvement is proposed:

- a. Describe restoration and/or improvement plan, listing proposed activities:

The proposed architectural program and cost estimates for the rehabilitation and restoration of the interiors of the George Francis Parkman House are taken from consultant studies prepared by Architectural Heritage Inc., and F.A. Stahl and Associates. Copies of these studies are included with the submission.

- b. Give source(s) of proposed plan and cost estimates (*such as architect, professional restorer, historic society, present property owner, etc.*)

A breakdown of costs for the restoration and rehabilitation work is included with this submission.

(See attachments)

12. List source and dollar value for all services and materials included in the non-Federal share of costs. Indicate portion to be furnished by the applicant, other public body, or private source. Distinguish between force account, contract and volunteer labor. Where volunteer labor is included in the non-Federal share, specifically describe each activity to be performed by volunteers. Give basis for valuation placed on volunteer services and/or donated materials. Refer to Chapter 2, Section 2, of the Guidelines before completing this question.

It is anticipated that all services and materials included in the non-Federal share of costs will be provided under contract. It is estimated that the total cost of interior restoration and rehabilitation and appropriate fees is \$207,932 with a non-Federal share of \$107,932 of which approximately 10% will be paid by the Public Facilities Department of the City of Boston for architectural plans and working drawings. The remaining costs will be provided by private sources for rehabilitation and restoration work.

(See attachment -- for breakdown of costs)





ADDENDA TO SITE INFORMATION (HUD 6781-A)

- I.
1. Photographs of the exterior and interior of the Parkman House are included in the attached brochure.
  2. Relevant maps are in the attached brochure.
  3. Documentation of the architectural significance of the Parkman House has been prepared by the Massachusetts Historical Commission and is included in this submission.

II. NOT APPLICABLE.

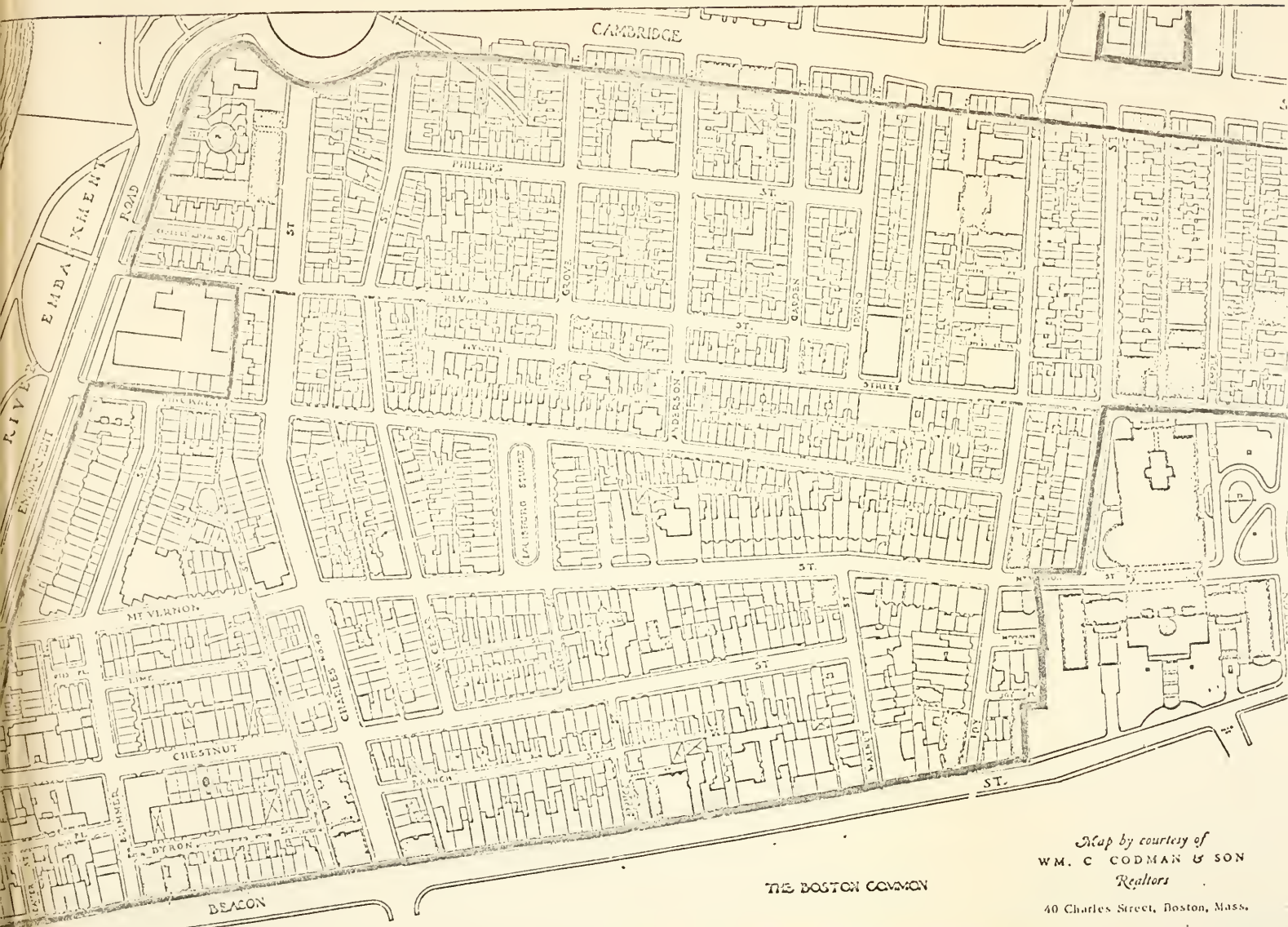
III. 1. Copies of bids and estimates are attached.

IV. NOT APPLICABLE.



# The Beacon Hill District of Boston

## HISTORIC DISTRICT BOUNDARIES-



THE BOSTON COMMON

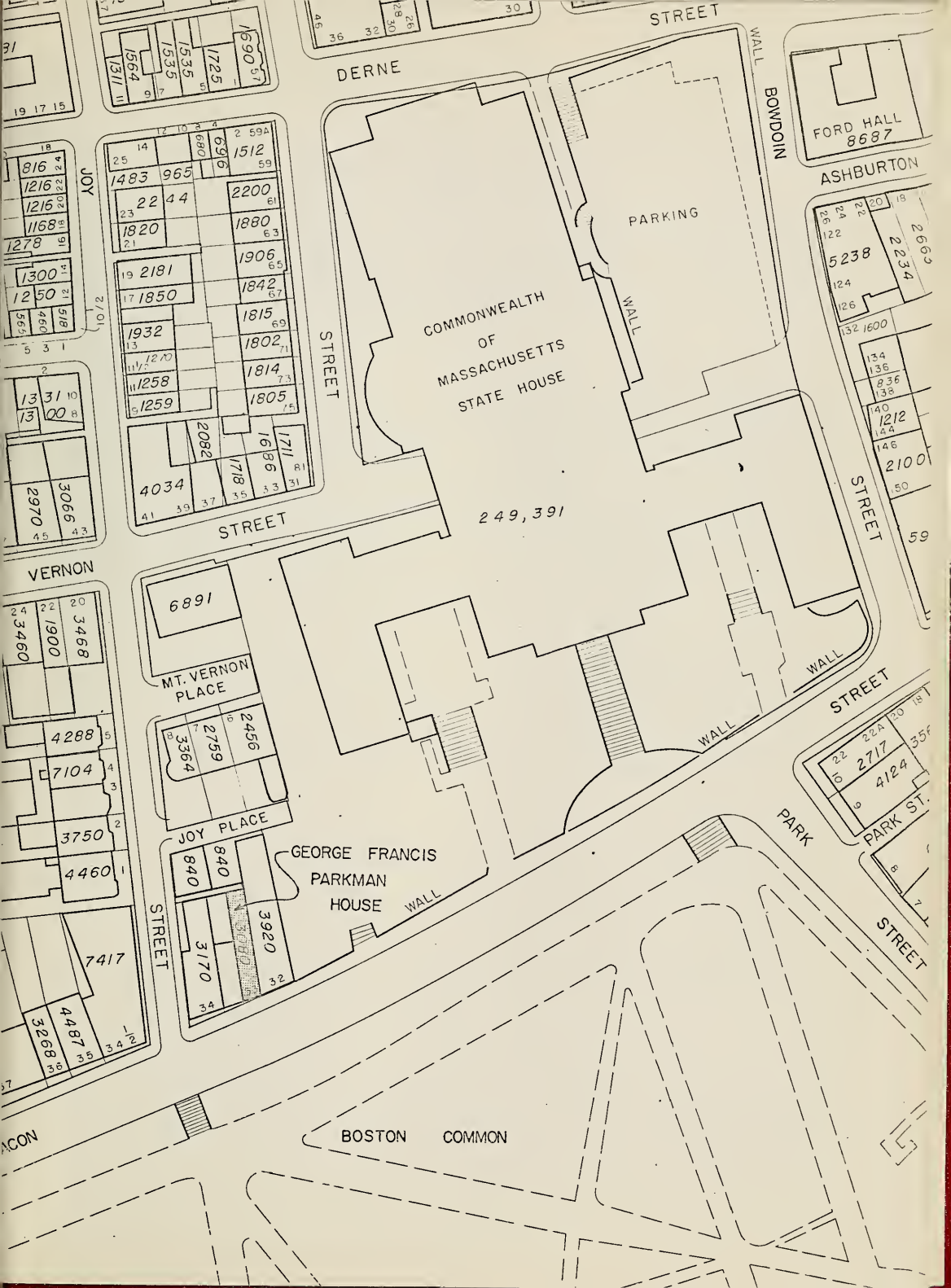
Map by courtesy of  
WM. C. CODMAN & SON  
Realtors

40 Charles Street, Boston, Mass.









STREET

DERNE

BOWDOIN

FORD HALL  
8687

ASHBURTON

PARKING

COMMONWEALTH  
OF  
MASSACHUSETTS  
STATE HOUSE

JOY STREET

STREET

249,391

STREET

STREET

PARK

STREET

BOSTON COMMON

VERNON

MT. VERNON PLACE

JOY PLACE

GEORGE FRANCIS  
PARKMAN  
HOUSE

PARK ST.





HISTORY OF THE PARKMAN HOUSE

The Parkman House at 33 Beacon Street, Boston, was given by George Francis Parkman as part of his large bequest to the City of Boston in 1908. Before 1825 when it was built and 1908 when the City received it, this 144 year old house had only two families as owner/residents.

This four-story brick house with a first level of granite faces the Boston Common and is the center one of three houses, #34, #33 and #25 (formerly #32), to the immediate west of the State House. Of these houses, only #34 and #33 are now the original structures, #32 having been demolished and reconstructed in 1925, at which time the number was changed to #25. Until their removal to the New City Hall in November, 1968, the Boston Park Department had their head quarters in #33. The 1969 owner/occupant of #34 is Little, Brown & Company and of #25 (#32), the Unitarian Universalist Association.

The Parkman House, along with #32 and #34, was built on property originally owned by the Hancock family. This land was purchased in 1821 from the heirs of Governor John Hancock by Israel Thorndike, a wealthy merchant and one of the early shipowners who became interested in manufacturing. In 1823 Thorndike sold to John Hubbard, also a prominent ship merchant, for \$46,790.38.

John Hubbard commenced construction of the three nearly identical houses in 1824 and was assessed in 1825 for "three new houses; also three stables, unfinished." He built them not with the intention of residing in one of them but as a real estate investment. Because of Hubbard's close friendship and partnership in many business ventures with Cornelius Coolidge, it is most likely that Coolidge, architect/builder of other houses on Beacon Hill, was the architect of these three structures.

The first house, #33, was built in September, 1824, at Hubbard's expense for \$21,000. The first house, #33, was built for a 20 year lease to the City of Boston by the City of Boston, #34, was sold to the City of Boston by Hubbard in 1825 for \$7,333. The third house, #25, was built for a 20 year lease to the City of Boston by Hubbard in 1825 for \$7,333. The third house, #25, was built for a 20 year lease to the City of Boston by Hubbard in 1825 for \$7,333.



Dr. Edward Tuckerman, the father of the noted ichthyologist, Professor Edward Tuckerman of *Academy* for whom Tuckerman's Ravine on Mount Washington was named, lived at #33 for twenty-eight years. In 1853, after Tuckerman's death, the house was sold to the widow of Dr. George Parkman for \$40,000, who moved in with her son, George Francis and her daughter, Harriet.

The story of the Parkman family is a sad and tragic one. Dr. George Parkman, a wealthy physician/businessman, was murdered in 1849 by Professor Webster of Harvard,

"a murder provoked, in one view, by the victim's vindictive pursuit of a financially harried man, consequent to the discovery that a cabinet of minerals pledged to him by Webster as security on a loan was later pledged for the same purpose to George Parkman's brother-in-law, Robert Gould Shaw. But whether or not George Parkman's later conduct can be described as vindictive, his original impulse in his dealings with Professor Webster was evidently enough one of generosity." (Francis Parkman by Howard Doughty.)

The conflict of public opinion concerning Webster's trial and consequent death sentence was deeply disturbing to Dr. Parkman's widow and two children, who became virtual recluses in their house on Beacon Street. They lived a frugal life, conducting their household affairs with rigorous economy and allowing no stranger to enter. The murder, trial and resulting publicity clouded George Francis's life and certainly stopped short his promising law career, for which he had trained at Harvard. Neither he nor his sister ever married and when his mother died in 1877, they inherited the estate, including #33 Beacon Street. After his sister's death in 1885, George Francis remained the sole heir to a considerable fortune which had increased by his management and the reinvestment of whatever income was not required to maintain their meagre lives.

After George Francis's death on September 16, 1903, the executor's account showed an income amounting to \$5,457,161.65 (with total outstanding debt in the amount of approximately \$650!) Nearly all this estate was left to the City of Boston, one of the largest bequests ever made to it. By the will, a special provision was made that income of which was to be applied to "the maintenance and support of the Government Hospital for the Insane" and was to be added to the fund of \$3,000,000 for the same purpose.



As has been said, this district included the Bohman House. When the Boston Park Department moved their offices there, they made very few architectural changes. The old house still remains much as it was when it was built in the early 19th century.



## APPENDIXES









DATE	RECORD	GRANTOR	GRANTEE	PRICE	DESCRIPTION
1690's (?)	A.C.	Thos. Millard and/or Zachary Bosworth			
1735	A.C.	"	Thos. Hancock (uncle of Gov.)	approx. \$2,000	Lot to W of Mansion to Joy St. (plus and pasture lot to W)
1793	A.C.	Division of Gov. Hancock's estate (died intestate)	Hancock heirs: widow; mother; brother; 12 chil- dren and 7 grand- children of a dead sister		all Hancock property
1821	A.C.	Hancock heirs	Israel Thorndike		Portion Wly of Mansie House
1823	A.C.	Israel Thorndike	John Hubbard	\$46,790	Land at #32, #33, #34 Beacon Street
1824	A.C.				John Hubbard assessor 3 unfinished houses
1825	A.C.				John Hubbard assessor "3 new houses, also stables, unfinished"
1825	A.C.	John Hubbard	Edw. Tuckerman	\$35,000	#33 Beacon including stable opening on E. St. passageway leading Joy St.
1853	A.C.	Estate of Edw. Tuckerman	widow of Dr. Geo. Parkman	\$40,000	#33 Beacon
1877	B.Y.B.	Estate of Mrs. Geo. Parkman	Heirs: son, Geo. F. Parkman and daughter, Harriet		#33 Beacon
1885	B.Y.B.	Estate of Harriet Parkman	Geo.F. Parkman		#33 Beacon
1903	A.C.	Estate of Geo.F. Parkman	City of Boston, as part of endow- ment of city park		#33 Beacon
Note:	A.C. = Allen Chamberlain (see in Bibliography) B.Y.B. = Boston Year Book (see in Bibliography)				



BIBLIOGRAPHY

Note: The following contain references to the Parkman House and/or its owners, the contiguous properties, etc.

1. Beacon Hill - Its Ancient Pastures and Early Mansions by Allen Chamberlain, Boston, 1925
2. Francis Parkman by Howard Doughty, New York, 1962
3. Boston Directories at the Old State House, Bostonian Society
4. Frances Parkman, Heroic Historian by Mason Wade, New York, 1942
5. Architecture, Ambition and Americans by Wayne Andrews, New York, 1964
6. 125 Years of Publishing, 1837 - 1962 by Little, Brown & Company, Boston, 1962
7. Suffolk County Atlas, Vol. I - 1874 by Hopkins, 1874
8. The Architects of the American Colonies by John Fitzhugh Millar, Barre, Massachusetts, 1968
9. Old Landmarks and Historic Personages of Boston by Samuel Adams Drake, Boston, 1875
10. Boston - A Topographical History by Walter Muir Whitcomb, Cambridge, 1926
11. Fifty Years of Boston - A Memorial Volume, issued in commemoration of the Tercentenary of 1930, compiled by the Subcommittee on Memorial History, Boston, 1932
12. The Domestic Architecture of Beacon Hill, 1860 - 1880 by Carl J. Walch, Proceedings of the Bostonian Society, Boston, 1956
13. Boston Year Book, 1924 - 1925, compiled by the Statistical Department, City of Boston Printing Department, 1925



Office of the Secretary

State House, Boston 23, Massachusetts

STANDARDS FOR CERTIFICATION

Any site or structure to qualify for certification by the Massachusetts Historical Commission as an historic landmark should have outstanding historical and cultural significance. Such significance is found in:

1. **Historical Values** - Structures or sites at which events occurred that have made an outstanding contribution to, and are identified prominently with, or which best represent some important aspect of, the nation's, political, economic, military, or social history of the Nation or the Commonwealth.
2. **Associative Values** - Structures or sites associated significantly with the lives of outstanding historic personages, or with an important event that well represents some great idea or ideal.
3. **Design Values** - Structures that embody the distinguishing characteristics of an architectural type specimen, inherently valuable for study of a period, style, or method of construction; or a notable work of a master builder, designer, or architect whose individual genius influenced his age.
4. **Archaeological Values** - Structures or sites that contribute significantly to understanding of prehistoric man in the Nation or Commonwealth.

Every historic and archaeological site and structure which should have significance is, there should be no doubt as to the authenticity of site and structure as well as materials and workmanship. Structures or sites where there is a preponderance of original material or other valued features, and to insure a more reconstruction, Commission recommendations, have been made, and it is not eligible for certification. Structures at which original site and generally, however, and even in cases that have been moved. Characteristic of the preservation of historic sites and structures, and the Commission's recommendations, have been made, and it is not eligible for certification. Structures at which original site and





It is suggested that the Commission should be authorized to acquire, by purchase or otherwise, any building or structure of historic interest which is in jeopardy of being lost.

Buildings and structures with historic importance are not only of historic interest, but buildings played a leading part in the life of the community. Their extent reflects the character and progress of the community, its cultural position. They are, therefore, occupied only occasionally, perhaps or during religious observances, but not necessarily of historic or scientific value. They are, however, of tremendous importance, often associated with the lives and times and events, more significant than their buildings and places of burial.

Churches and ecclesiastical buildings are probably of significance to religious bodies, but which are not of significant in the fields of history, such as, political, military, or architectural history, will not qualify for certification.

Structures or sites of recent historical importance, relative to events or persons within 50 years will not qualify for certification.

Since all historic structures significant enough to warrant certification cannot regard themselves as historic monuments, open to the public, restoration to practical use, that can be accomplished without changing the historic features, should be encouraged. Hence privately owned structures and sites, not open to the public, may be eligible for certification as historic landmarks, if they do not meet the qualifying standards.

Certain groups of buildings standing in harmony with each other may be protected not specifically by historic landmarks, but by ordinances, or by-laws, then by certification of individual buildings.

In order to permit recognition of landmarks certified by the Commission proposed to the country, to provide appropriate planning, be afforded the protection of owners, to the benefit of the community. It proposed also to identify in its jurisdiction, after having as thorough knowledge in certification, sites of historic interest where buildings no longer stand, or structures have been destroyed, to justify certification, and likewise to provide planning for such sites, and also to provide certification of relatively new buildings, structures, sites in town.



## PRELIMINARY SPACE AND USE PROGRAM

## PARKMAN HOUSE

33 Beacon Street

Boston, Massachusetts

Introduction

The elements of this draft program relating to use have been arrived at through a series of discussions which included Mrs. Kane, Mrs. Gardner, and Mrs. Coston, Mr. Pear of the Public Facilities Department, and Messrs. Stahl, Webb, and Ballou, the consultants. Additional data was gathered by Mr. Ballou in a visit to Blair House, Washington, D. C., and in conversations with its manager, Mrs. Mary Edith Wilroy, on the premises.

These use requirements have been discussed within the framework of the existing structure, rather than in the abstract, as would more frequently be the case in the development of a new construction program.

The draft program, therefore, takes the form of space allocation drawings as well as written digest.

Ground FloorOriginal Front Parlor

This room has the most immediate outside access without conflicting with other concurrent uses which might be occurring in the building and has been considered as capable of operating independently or in conjunction with other spaces at various times.

It is seen as being capable of holding groups of people preliminary to formal functions on the second floor, for smaller press conferences, for meetings and conferences of up to twenty people, for the serving of cocktails before dinner or lunch, etc.

It is felt that directly adjacent to this space should be the capability of entertaining and parking, preparation of refreshments with ice-making, easy access to storage of food, and a capability of flexible utilization.

It is felt that the original fireplace should be retained and that a connection to the existing building through a new entrance should be made in its original situation.



### Original Kitchen - Lower Ground Floor

This room is devoid of any historical period trim and is therefore open to change to provide the servicing facilities mentioned as required to service the front room. It is possible to reduce the size of this room and make available an adequate coat storage area and serving pantry while retaining this room as a suite with inter-connecting lobby with the front room, enabling the two rooms to be used either separately or together.

This room is seen as a smaller conference or meeting room, capable of handling ten to twelve people, and served by the same facilities as the larger front room.

### Existing Courtyard

The courtyard is at an elevation approximately 3'6" above floor level of the existing kitchen, and offers great potential for landscaping and terracing to meet the existing floor level with access provided by French doors in place of the present high windows.

This arrangement would enable all of the public areas on the ground floor to relate directly to an outside enclosed garden area and should be considered in the ultimate framework for the improvement of the building.

### Ground Floor Service Facilities - Existing

In addition to those mentioned above, adequate men's and women's toilets, flexible space for additional coats, and an area for the temporary storage of furniture and other portable equipment items which may be used in these spaces.

The space available for adequate toilets is extremely tight, and the alternative appears to be two rather small male and female toilets or a more commodious female toilet with the male toilet located in the basement with access by the basement stairs. We recommend the former, as this would permit us to avoid any work of considerable scale in the existing basement.

### Service Lift

The present lift is a small one, and it is suggested that a new lift be installed in the basement, serving the existing plant room and the new service plant room located in the basement.



### Second Floor, continued

Dining may be accommodated handsomely in the rear section of the double parlor, ranging from small breakfast settings to larger dinner parties of twelve to fourteen people. Banquets for larger groups might be readily accommodated by extension of the table through into the front section of the double parlor.

Major receptions may be accommodated by joint use of the double parlor rooms with the smaller front room serving as an ante-chamber or small retiring room. This room would normally be used as a holding area for visitors to the guests accommodated in the house, and would be available as a small, private conference area for such guests and their visitors.

In general, these three rooms would be furnished as dining room, living room, and library, respectively.

Toilet facilities for men and women should be accommodated on this floor, with a small powder room provided for the ladies lavatory.

Two areas are available in the service wing which may be developed as a caterer's kitchen area and a house kitchen, or possibly a single combined facility may be accommodated in one of the existing two rooms. This would have the advantage of making the service distances shorter and making available the rear of these rooms for active storage and caterers' loading and unloading.

In addition to the kitchen facilities proper, an area is required to serve as pantry for storage of table linens, glasses, china and for domestic scale dish-washing functions.

### Carriage House, First Level

The first level of the Carriage House entered on grade from Joy Place, is on the approximate level of the second floor of the Peckman House, previously connected by a narrow enclosed bridge.

It is anticipated that private enclosed garaging for automobiles may be accommodated on this level, and that this level would also be available for maintenance and services to the existing garage in the service wing and for the storage





- 4 -

The development of this level of the Carriage House should provide for future access to its second floor, parking area and truck access area, unloading area and staging area for caterers' hand trucks and supplies and toilet for caterers and other service personnel.

It is not contemplated that any use would be made at the present of the second story left space of the Carriage House.

### Third Floor

The bedroom accommodation recommended would consist of two large bedrooms capable of containing two double beds each with suitable conversation area furniture, with built-in wardrobes and inter-connecting door. Toilet accommodation for the front bedroom would be developed in the small sitting room without the insertion of a conventional toilet facility as a separate room but by a sympathetic handling of the original room and with suitable period fixtures. This approach would result in a very luxurious toilet with view, fireplace, divan or writing table/vanity arrangement.

The rear bedroom could be served by a toilet facility across the hall, of a high-quality domestic level of planning.

This plan arrangement allows the bedrooms to be used separately or jointly, and is the recommended pattern based on Blair House experience; it may more easily be accommodated into the existing structure than the alternative proposal which would place two new toilets back to back between the existing bedrooms. This arrangement would tend to compromise flexibility and result in smaller bedrooms. It would, however, make available a two-room suite for the front bedroom.

Linen closet(s) for the bedrooms are required, and may be accommodated in the inter-connecting link of the two bedrooms as proposed. This has the advantage of making additional closet end for this immediately available to the guest rooms.

### Bedroom Closets

It is proposed that the existing Office wardrobe be removed to the rear bedroom in recognition of the fact that the rear bedroom will be the more intimate position, usually the sleeping quarters for the guests. This will provide



- 5 -

Business Office, continued

It is anticipated that a full-time manager will be in the building by the day and that periodic need for a second working position will be generated by outside accountants, occasional secretarial help, and the like.

Vault

It is proposed that the vault be left in tact for the storage of silver, objects d'art, etc., either belonging to the Parkman House or on loan - used for special occasions. Should the need arise to utilize the 2nd Floor of the carriage house a bridge could be constructed connecting as below and the vault merely shortened to provide a passage way in the future.

Fourth Floor

To be exactly the same as the Third Floor i.e. two large Bedrooms - one with connecting bath and one with bath across the hall.

It is proposed that an apartment be provided for a "house man" or custodian, including a Bedroom with lavatory built in, a wardrobe with space for a single bed and furnishings - a small toilet room with shower stall, extra closet space and a small living-dining area with a cabinet type kitchenette.

Fifth Floor

This floor has 3 smaller rooms, with sloping ceilings and dormer windows - stairs to the elevator machine room. There are no plumbing facilities on this floor. It is proposed that this floor be left as is for the time being. It can be used for storage.



Minimum Use

First Floor

Install the new pantry, future bar and coat room - use existing toilets. Painting, decorating and furnishing.

Second Floor

Use existing toilet, provide some coat storage space. Painting, decorating and furnishing.

Third and Fourth Floors

Painting and decorating. To remain as is or used as office space.

Carriage House

Should be made weathertight.

Mechanical Work

In either case the electrical system should be brought up to code and Department of Public Safety Standards including emergency lights and a fire alarm system installed.



F A STAHL AND ASSOCIATES ARCHITECTS

FREDERICK A. STAHL, AIA  
JOHN P. BENNETT, AIA  
FRANKLIN B. MEAD, AIA

7 April 1969

Parkman Building  
33 Beacon Street  
Boston, Massachusetts

PRELIMINARY COST ESTIMATE

Phase 1 - First Floor: includes making the carriage house weathertight, removal of partitions in large front room, installation of kitchen, bar, coatroom, etc., painting and decorating throughout, in general to make first floor area useable for small receptions, conferences, or cocktail party. It does not include bringing electrical work up to code requirements.

A. Phase 1 - Estimate:

Plumbing, HVAC and making carriage house weathertight	\$ 6,500.00
Work of General Contractor	<u>17,000.00</u>
Total	\$ 23,500.00
If electric work required at this time, add	<u>\$ 12,000.00</u>
	\$ 35,500.00

Phase 2 - Second Floor: includes work in carriage house, new concrete floor, exterior painting, all interior work shown in plans, toilet and work space for elevator. All of the work is interior shown on Phase 2 plans including new kitchen area except equipment, except to painting and decorating to put it in with the first two floors except the large cocktail party, dinners, conferences, reception, lectures, etc.





## PRELIMINARY COST ESTIMATE - 2 -

7 April 1969

## Phase 2 - Second Floor: (Continued)

## B. Phase 2 - Estimate:

All second floor work as shown on Phase 2 plans	\$ 15,700.00
Allowance for caterer's kitchen equipped	10,000.00

Phase 3 - Third and Fourth Floors and work on First and Second Floors:

shown on Phase 3 plans - This work includes complete painting and decorating of third and fourth floors, complete plumbing, heating, ventilating and airconditioning, bring electric work up to code requirements throughout if not completed in Phase 1 or Phase 2, providing the required new bedrooms and baths on third and fourth floors, all new partitions and millwork shown on plans. Phase 3 also includes the new toilet facilities and other work shown on Phase 3 plans on First and Second Floors, but which were not included in Phase 1 and Phase 2. Phase 3 is in effect the building complete and ready for occupancy for functions mentioned in Phase 1 and 2 plus living accommodations, office space and custodial quarters.

## C. Phase 3 - Estimate:

Mechanical, Plumbing, HVAC	\$ 44,000.00
Electrical (note: Deduct 12,000 from this figure if brought up to code requirements)	45,000.00-\$63,700.00
General Contractor	<u>45,000.00</u>
	\$ 134,000.00-\$162,700.00



PRELIMINARY COST ESTIMATE - 3 -

7 April 1969

TOTALS:

Phase 1 (including elec. required)	\$ 35,500.00
Phase 2 (including kitchen equipped)	<u>25,700.00</u>
Sub-Total	\$ 61,200.00
Phase 3	<u>\$ 122,000.00</u>
	\$ 183,200.00

ARCHITECTURAL AND ENGINEERING FEES

"C" rate, 10.5% plus 3% alteration - 13.5%	<u>\$ 24,732.00</u>
	\$ 207,932.00
* (Minus \$10,000 in budget P.F.D.)	<u>10,000.00</u>
GRAND TOTAL	\$ 197,932.00

\* NOTE: We understand that The Public Facilities Department has \$10,000 held over from last years' budget, appropriated for this project.



□

F. A. STAHL AND ASSOCIATES ARCHITECTS

12 February 1969

Mr. Dieter  
Street and Company  
30 Federal Street  
Boston, Massachusetts

Re: Job No. 69/01  
Parkman Building  
33 Beacon Street, Boston, Massachusetts

Square Foot Area - Rental Area, etc.

Basement	1,532 sq. ft.
First Floor	1,861 sq. ft.
Second Floor	1,834 sq. ft.
Third Floor	1,834 sq. ft.
Fourth Floor	1,804 sq. ft.
Fifth Floor	860 sq. ft.

Areas taken inside exterior walls but include interior partitions - exclude rear stair well, elevator, air shaft and stairs from 1st Floor to basement, Fourth Floor to Fifth Floor.

F. A. Stahl and Associates

JB



## PARKMAN BUILDING

### SEATING

First Floor - Reception Room

Meeting - Conference

27 x 20 = 540 sq. ft. at 7.5 sq. ft.	Theatre Type	70 persons
cocktails or reception at 9 - 11 sq. ft. (average 10)		54 persons
dining - at 12-1/2 sq. ft. comfortable		40 persons

First Floor - Small Conference Room

12 x 18 = 216 sq. ft. - Ground Table, Conference Type	18-20 persons
Informal Seating	12 persons

Second Floor - Drawing Room - 520 sq. ft.

Dining Room - 420 sq. ft. at 15 sq. ft.

Holding - 165 sq. ft.

Drawing Room and Dining for Reception

Cocktails - Total area 940 sq. ft. at 10 sq. ft./person 94 persons

Dining Room only - To dine seated at 15 28-30 persons

Drawing and Reception used for dining at 15 60 persons

Buffer Type Dining - using dining and drawing room for cocktails and standup type or seated in existing furniture - not enough chairs, etc. 75-80 persons

Holding Room - 165 sq. ft. at 15 10 persons





RECEPTION ROOM  
ORIGINAL ROOM, SIZE 27 x 10

KITCHEN BAR

CONFERENCE

COURTYARD  
LANDSCAPED TERRACE

COATS

ENTRY

MAIN STAIR HALL

UP

RAMP UP

LIFT

STAIRS DOWN

WOMEN

MEN

STORAGE

STORAGE

MULTI-USE

ALLEY

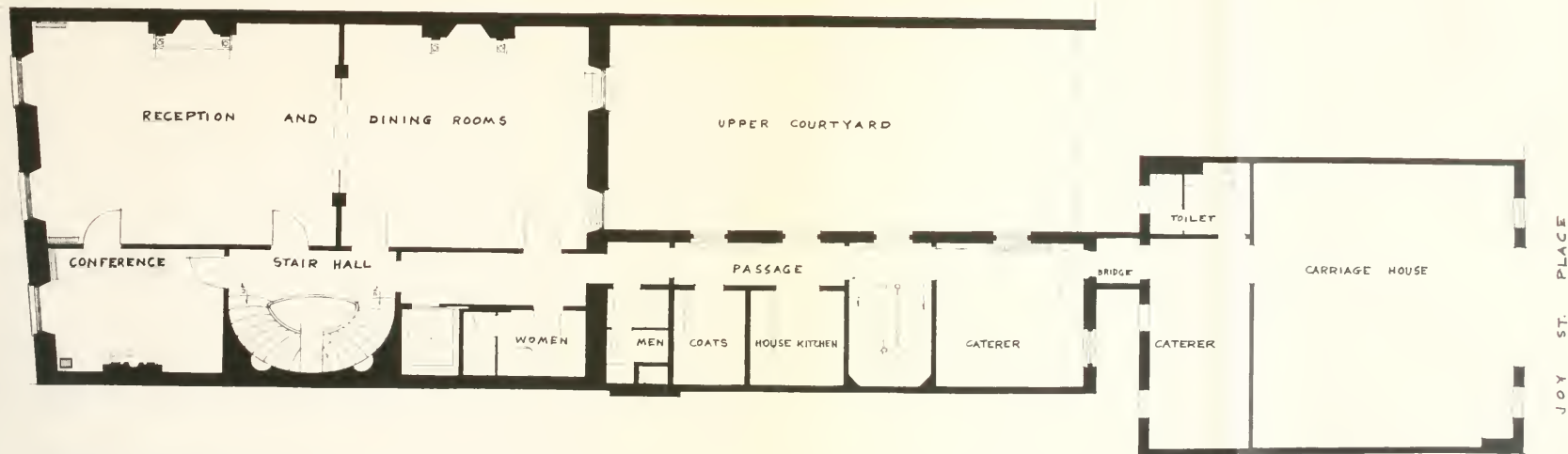
TO REAR LANDSCAPE HOUSE

SCALE 1/4" = 1' 0"



177 WALK STREET AT HOBBS  
BOSTON  
MASSACHUSETTS 02148  
PIT 432 8815  
F. A. STAHL AND ASSOCIATES ARCHITECTS  
O 22 JAN '69

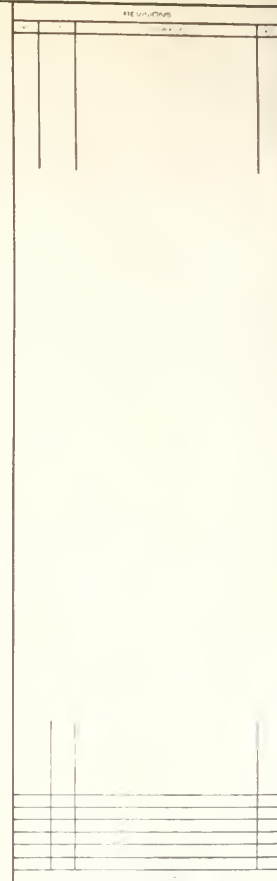
PARKMAN BUILDING  
FLOOR PLANS 1/4" = 1'-0"



SECOND FLOOR PLAN  
SCALE 1/4" = 1'-0"

FIRST FLOOR PLAN





11 MILL STREET, NEWTON  
ENGLAND  
MASSACHUSETTS 02459  
U.S.A.

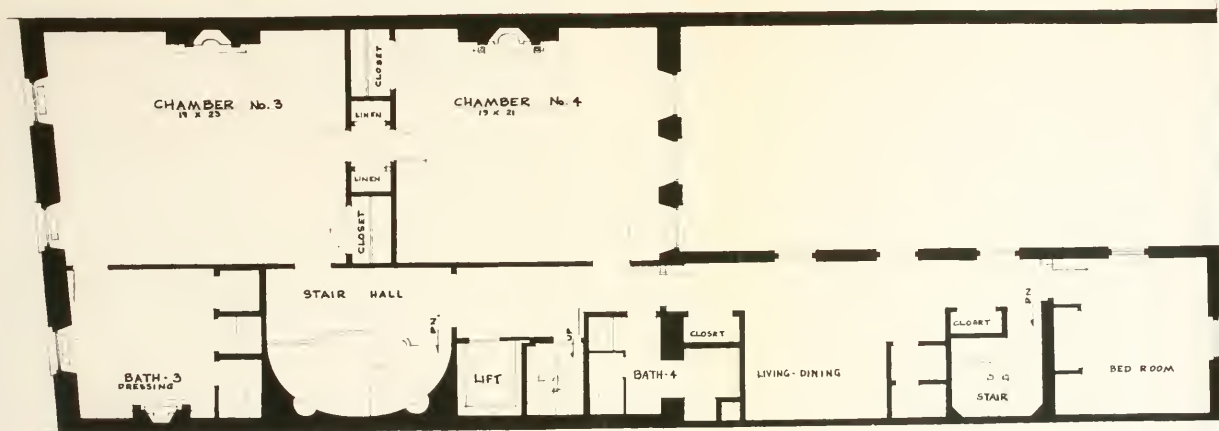
F. A. STAHL AND ASSOCIATES ARCHITECTS

C

100

			4
1/4" x 1" 0"			1000

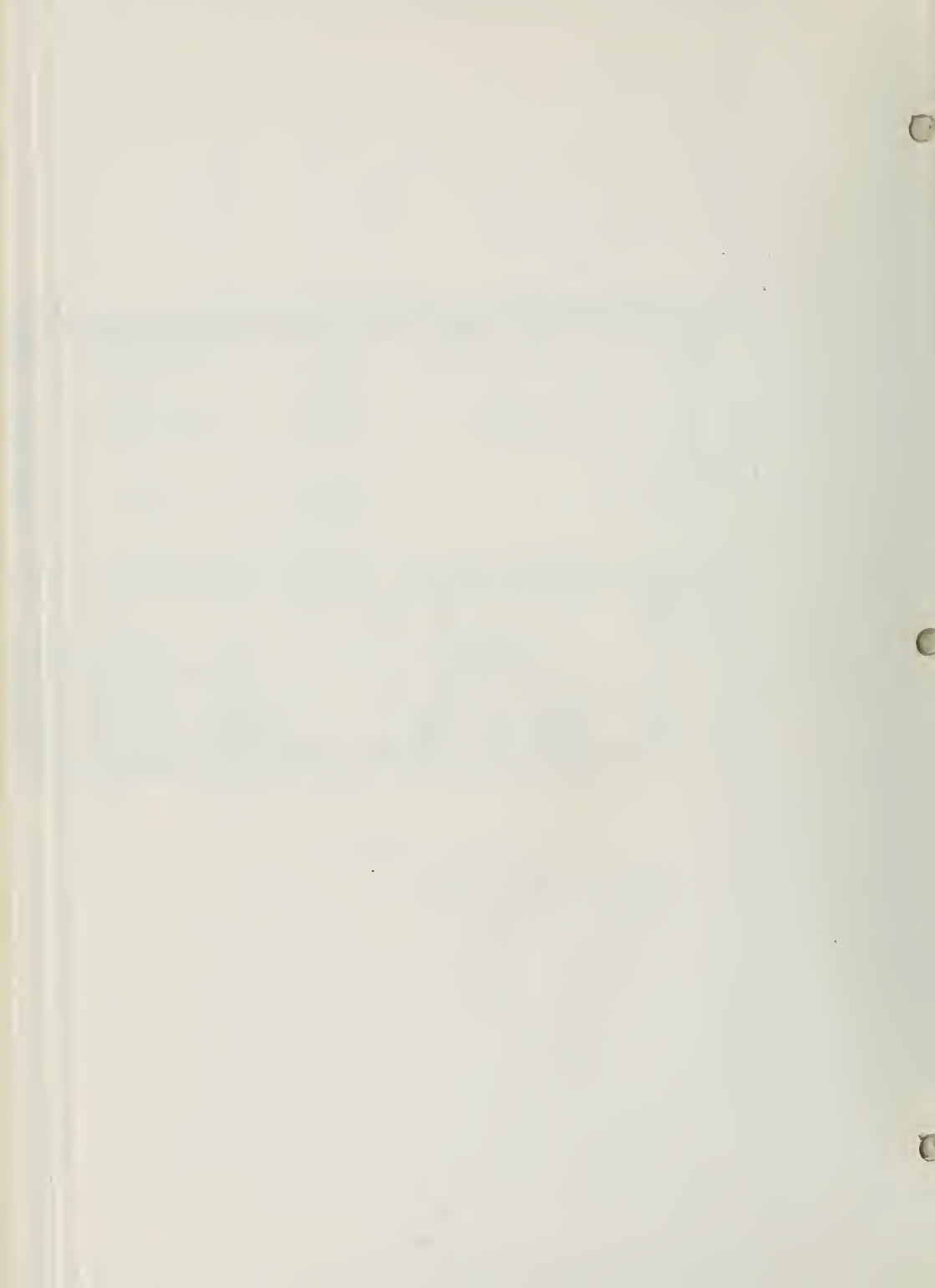




FOURTH FLOOR PLAN  
SCALE 1/4"=1'-0"

CUSTODIANS APARTMENT

F. A. STAHL AND ASSOCIATES ARCHITECTS 33 BEACON ST. BOSTON, MASS.	
PARKMAN BLDG.	
5	
1/4" = 1'-0"	6901





## JOHN C. CONLEY

ATTORNEY AT LAW

SUITE 426

73 TREMONT ST., BOSTON, MASS. 02108

June 20, 1969

Boston Redevelopment Authority  
1 City Hall Square  
Boston, Massachusetts 02201

Gentlemen:

I am an attorney-at-law admitted to practice in the Commonwealth of Massachusetts.

I have examined the Boston Redevelopment Authority's application for a grant under Section 709 of Title VII of the Housing Act of 1961, as amended, whereby assistance is requested for the rehabilitation of certain property for historic preservation described as the George Francis Parkman House. The property is owned by the City of Boston. Under Massachusetts Acts of 1960, ch. 652, the planning board for the City of Boston is the applicant, the Boston Redevelopment Authority.

I have also reviewed all pertinent Federal, State, and local laws, including local charter provisions, which establish the Boston Redevelopment Authority as a public body, empower it to receive and expend Federal, State and local funds, and empower it to contract with the United States of America for the purpose of receiving a grant under Section 709 of Title VII of the Housing Act of 1961, as amended.

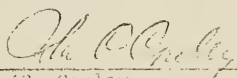
I have made appropriate inquiry and I am satisfied that there is no pending or threatened litigation, in either Federal or State courts, challenging the Boston Redevelopment Authority's authority to improve and restore property for historic preservation or to contract with the Federal Government for the purpose of receiving a grant under Section 709 of Title VII of the Housing Act of 1961, as amended.

Based upon the foregoing, it is my opinion that the Boston Redevelopment Authority is a public body empowered to receive and expend Federal, State, and local funds, to contract with the United States of America for the purpose of receiving a grant under Section 709 of Title VII of the Housing Act of 1961, as amended, and to undertake and complete the proposed rehabilitation of the above described property, and to retain, maintain and preserve said property for public use and benefit for historic preservation purposes.

Citations to pertinent State and local laws:

M.G.L., ch. 121

Mass. Acts 1960, ch. 652, as amended

  
John C. Conley  
Attorney-at-law



CERTIFICATE OF VOTE

The undersigned hereby certifies as follows:

(1) That he is the duly qualified and Acting Secretary of the Boston Redevelopment Authority, hereinafter called the Authority, and the keeper of the records, including the journal of proceedings of the Authority.

(2) That the following is a true and correct copy of a vote as finally adopted at a meeting of the Authority held on June 19, 1969 and duly recorded in this office:

On motion duly made and seconded, it was unanimously

VOTED: that the Director hereby is authorized in the name and

behalf of the Boston Redevelopment Authority to execute and to file an application to the Department of Housing and Urban Development for a grant in the amount of \$100,000, as authorized by Section 709 of Title VII of the Housing Act of 1961, as amended.

(3) That said meeting was duly convened and held in all respects in accordance with law, and to the extent required by law, due and proper notice of such meeting was given; that a legal quorum was present throughout the meeting, and a legally sufficient number of members of the Authority voted in a proper manner and all other requirements and proceedings under law incident to the proper adoption or the passage of said vote have been duly fulfilled, carried out and otherwise observed.

(4) That the to which this certificate is attached is in substantially the form as that presented to said meeting.

(5) That if an impression of the seal has been affixed below, it constitutes the official seal of the Boston Redevelopment Authority and this certificate is hereby executed under such official seal.

(6) That Hale Champion is the Director of this Authority.

(7) That the undersigned is duly authorized to execute this certificate.

IN WITNESS WHEREOF the undersigned has hereunto set his hand this 20th day of June 1969.

BOSTON REDEVELOPMENT AUTHORITY

By Kaus [Signature]  
Secretary

7582-16









